

HB 2007 A STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 04/18/17

Action: Do pass with amendments and be referred to Ways and Means. (Printed A-Eng.)

Vote: 9-0-0-0

Yeas: 9 - Gorsek, Keny-Guyer, Meek, Nearman, Noble, Olson, Piluso, Sanchez, Stark

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: Cassandra Soucy, LPRO Analyst

WHAT THE MEASURE DOES:

Requires a city or county to take final action on application to develop multifamily residential building (application) with at least 50 percent of units sold or rented as affordable housing within 100 days after completion. Prohibits a city or county from denying an application if it complies with clear and objective standards outlined within the city or county comprehensive plan or zoning ordinances. Clarifies the definition of needed housing to include affordable housing to low- and moderate-income households on land zoned for residential use or mixed residential and commercial use. Prohibits a local government from discouraging need housing through neighborhood designation as national historic district or reducing the density of an application unless necessary for health, safety or habitability issue.

Allows the development of a duplex or accessory dwelling unit on area zoned for single-family dwellings located within the urban growth boundary. Allows religious organizations to provide affordable housing to households with incomes equal to or less than 60 percent of the median family income for the county. Applies to applications dated on or after the effective date.

Requires the Department of Land Conservation and Development to study housing development in cities including timeline to complete application for housing development and issue certificate of occupancy. Becomes operative January 1, 2018.

Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- Supply and development of housing
- Shortage of housing in Oregon
- Timeline for approval of housing development applications
- Housing needs analysis in local communities

EFFECT OF AMENDMENT:

Replaces measure.

BACKGROUND:

Land owners in Oregon are required to apply in writing for a permit or zone change for a development project, when the county they reside in has enacted rules or regulations regarding permit and zone change applications (ORS 215.416). Every application submitted to the county is required to have at least one public hearing to determine approval or denial. This decision is made based on the standards and criteria determined by the county zoning ordinances and comprehensive plan for the area. Applications for development projects are not approved if the proposed use of land is found to be in conflict with the comprehensive plan or other land use regulations. Cities and counties are required to take final action on an application for a permit, limited land use decision or zone change

HB 2007 A STAFF MEASURE SUMMARY

within 120 days after the application is determined to be complete.

House Bill 2007 A requires a city or county to take final action on application to develop multifamily residential building (application) with at least 50 percent of units sold or rented as affordable housing within 100 days after the application is complete. The measure prohibits a city or county from denying an application if it complies with clear and objective standards outlined within the city or county comprehensive plan or zoning ordinances. Local governments are prohibited from discouraging need housing through neighborhood designation as national historic district or reducing the density of an application unless necessary for health, safety or habitability issue. Needed housing is defined to include affordable housing to low- and moderate-income households on land zoned for residential use or mixed residential and commercial use.

House Bill 2007 A also allows the development of a duplex or accessory dwelling unit on area zoned for single-family dwellings located within the urban growth boundary and allows religious organizations to provide affordable housing to households with incomes equal to or less than 60 percent of the median family income for the county.

Additionally, House Bill 2007 A requires the Department of Land Conservation and Development to study housing development in cities including timeline to complete application for housing development and issue certificate of occupancy.